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COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596
Phone (434) 296-5832 Fax (434) 972-4126

March 8, 2013

Rob Cummings
220 East High Street
Charlottesville, VA 22902

RE: SP201200013 Kenridge
TAX MAP 60K PARCELS A1, A2, B1, B2, B3, 1-47, 49-61

Dear Mr Cummings:

On February 6, 2013, the Albemarle County Board of Supervisors took action on the above noted special use permit to allow modification to previously approved conditions regarding the exterior building materials. Approved uses remain unchanged on the above noted Tax Map Parcel Numbers in the Samuel Miller District. This special use permit was approved based on the following conditions:

1. The approved final site plan shall be in general accord with the revised Conceptual Plan prepared by Collins Engineering, revision date August 25, 2009 ("Conceptual Plan") (See Attachment). Parking for the office use shall be limited to the area and number of spaces shown on the Conceptual Plan. If additional parking is required for the office use, an amendment of this special permit shall be required;
2. There shall be a minimum front yard of two hundred seventy-five (275) feet between the southern-most structure (the "Main House") and the property line adjacent to Route 250 as shown on the Conceptual Plan; side and rear yards shall be as shown on the Conceptual Plan;
3. All streets on the property connecting to adjacent properties as shown on the Conceptual Plan shall be constructed by the applicant to an urban section with the intent that such streets on the property connecting to adjacent properties will be built to a standard consistent with the connecting street on the White Gables property. All streets and pedestrian accesses shall be constructed to a standard acceptable to the County Engineer in accordance with the highlighted sections of Attachment A, revised and dated August 30, 2005 and initialed as CTG;
4. The connecting road extending from the former ITT property (Tax Map 60, Parcel 28) and across the Kenridge property to its entrance at Ivy Road, as shown on the Conceptual Plan, shall be established as a private street in conjunction with the final subdivision plat or site plan. As a condition of final subdivision plat or site plan approval, the applicant shall grant all easements deemed necessary by the Director of Community Development to assure the public's right to use the connecting road for purposes of ingress to and egress from Tax Map 60, Parcel 28;

5 The applicant shall comply with all requirements of the VDOT related to design and construction of the entrance to the property, as shown on the Conceptual Plan, and shall

6. pay its pro rata share of the cost for signalization of this infrastructure contributed by traffic from the development as follows:

a. Prior to the issuance of a building permit, the applicant shall place funds in escrow or provide other security ("security") acceptable to the County in an amount equal to its pro rata share of the cost of the signal which amount shall be calculated by the Director of Community Development in the year in which the security is provided. The security shall continue so that it is available to pay for the cost of the signal until ten (10) years after the date of approval of this special use permit; security provided that is not in an interest-bearing account shall be annually renewed, and the amount of the security shall be adjusted each year according to the consumer price index, as determined by the Director of Community Development; and

b. If, at any time until ten (10) years after the date of approval of this special use permit, VDOT authorizes in writing the installation of the signal, and VDOT and the County's Engineer approve the signal's installation before the applicant has obtained a building permit, the County may demand payment of the applicant's pro rata share of the cost of the traffic signal, and the applicant shall pay its pro rata share of the cost to the County within thirty (30) days of that demand.

6. Screening adjacent to the railroad right-of-way and along the west and east sides of the project shall be provided and maintained as depicted on the Conceptual Diagram of Perimeter Screen and Privacy Planting, dated May 12, 2005, by Charles J. Stick, attached as Attachment B. The continuous evergreen trees noted as Leyland Cypress Hedge along the north, east and west sides of the project shall be installed at ten (10) feet to twelve (12) feet in height after lot grading but prior to issuance of a building permit for any dwelling unit construction. The Leyland Cypress Hedge also shall be planted on eight (8) foot centers. Underground irrigation shall be provided for all the planting areas. Screening deemed acceptable to the Director of Community Development shall be provided adjacent to the railroad to mitigate the impact of this development on adjacent property and the impact of the railroad on this development;

7. Prior to any alteration or demolition of any building, a reconnaissance level documentation to include black and white photographs and a brief architectural description shall be provided to the satisfaction of the County's Historic Preservation Planner;

8. Regardless of the ownership of the open space and amenities, they shall be made available for use by all residential and commercial units in the development;

9. As shown on exhibit "Kenridge Amendment to SP 200900006 Condition #9", prepared by Kirk Hughes & Associates, latest revision date October 19, 2012:

I. For all attached single family buildings, future, existing or the reconstruction thereof, consisting of Lots 1 through 60 and lying within Zones A, B, and C (See Attachment "C") the following apply:

a. Front facing exteriors shall consist of gable and/or hip roofs with red brick to the roof line. (See Attachments E-1 and E-2)

b. Side facing exteriors shall consist of gable and/or hip roofs with red brick to the full eave return and/or roof line (See Attachment E-2). As an alternative to red brick, white composite siding is permissible above said full eave return to the roof line.

c. Rear facing exteriors shall be red brick from the ground floor to the roof line except as follows (See Attachment E-3):

i. Lot 19 shall be red brick from the ground floor to the first floor White composite siding is permitted from the first floor to the roof line.

ii. Lots 30, 31, and 32 shall be red brick from the ground floor to the second floor. White composite siding is permitted from the second floor to the roof line

II. The exteriors of all detached residences for Lots 61 through 65 shall be red brick from ground to the roof line The Cottage as indicated on Attachment "C", Zone B shall be white painted brick.

III. Sunrooms, bay or box windows, front entryways and dormers are permissible non-brick features and may consist of red brick and/or white composite siding or the combination thereof. Front entryways are defined as that portion of the building within the covered porch area facing the street. (See Attachments E-1, E-2, and E-3)

IV. The exterior of the Manor House and Cottage (See Attachment "C") shall be white painted brick.

V. Exterior materials for all buildings within Zone A, (See Attachment "C") shall be reviewed and approved by the Architectural Review Board and by the Director of Planning or their designee before the issuance of a building permit.

10 Exterior roof surfaces shall be constructed of either copper or synthetic slate;

11. The new villa and town home units shall include garden improvements, generally as depicted on the Front Garden Diagram, dated August 24, 2005, by Charles J. Stick, Landscape Architect (See Attachment D). Maintenance of these areas shall be provided for and required by the Homeowner's Association which shall be set forth in the Covenants for this development. The decorative walls, steps and walks shall be constructed of either brick or stone;

12. To ensure the retention of the majority of the existing trees in the two hundred seventy-five (275) foot front yard setback described in Condition 2 (located between the main house and the Route 250 West Entrance Corridor), the applicant shall submit for review and approval by the County's Design Planner a tree conservation plan prepared by a state certified arborist that meets the requirements of Section 32.7.9.4 of the Zoning Ordinance. This plan shall be required for all erosion and sediment control plans, site plans, and subdivision plats;

13. The site wall immediately adjacent to Route 250 West shall be included on all drawings that include its context. All grading, road alignments, turning lanes, and other improvements shall be adjusted to insure that impacts to the wall only include closing the existing entrance and adding a single entrance. Notes shall be included on the grading, site plans and subdivision plats that state: "The existing site wall shall remain. Disturbance shall be limited to the closure of the existing entrance and the opening of the proposed entrance into the site." Any changes to the wall shall be minimal and articulated to blend with the character of the existing wall to the satisfaction of the Architectural Review Board. Prior to the issuance of any building permits in the final block, the stone pillars shall be replaced at the new entrance from Route 250; and

14. The design of all single family detached residences, including but not limited to colors, roofing, siding and foundation material selections, shall be coordinated with the Architectural Review Board-approved designs of the attached residential units, as determined by the Design Planner;

15. The owner agrees to voluntarily contribute a sum of three thousand dollars ($3,000) cash per new dwelling unit to the County for funding affordable housing programs [including the Housing Trust Fund]. The cash contribution shall be paid at the time of the

issuance of the Building Permit for such new unit. The acceptance of this special use permit by the owner shall obligate the owner to make this contribution.

16 Pedestrian access deemed acceptable by the Director of Community Development shall be provided to the Manor Home and Carriage House; and

17. With the exception of the entrance road, all streets within the development shall conform to the neighborhood model matrix deemed appropriate by the Director of Community Development.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property as approved above may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- **compliance with conditions of the SPECIAL USE PERMIT; and**
- **approval of a ZONING COMPLIANCE CLEARANCE.**

Before beginning uses as allowed by this special use permit or if you have questions regarding the above-noted action, please contact Rebecca Ragsdale at 296-5832.

Sincerely,

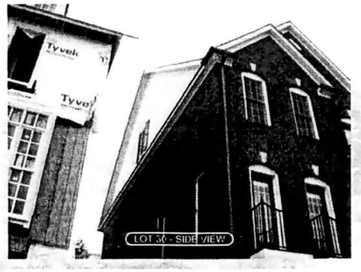
V. Wayne Cilimberg
Director of Planning

Cc: Kenridge Llc
P O Box 5509
Charlottesville VA. 22905

Email CC: Tex Weaver, Rebecca Ragsdale, Elise Hackett

File



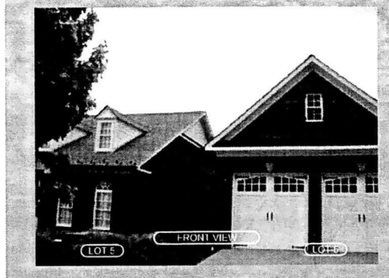












Amendment to Condition #9 of SP 20090006:

I) For all attached single family buildings, future, existing or the reconstruction thereof, consisting of Lots 1 through 60 and lying within Zones A, B, and C (See Attachment "C") the following apply
a) Front facing exteriors shall consist of gable and/or hip roofs with red brick to the roof line (See Attachments E-1 and E-2)
b.) Side facing exteriors shall consist of gable and/or hip roofs with red brick to the full eave return and/or roof line (See Attachment E-2). As an alternative to red brick, white composite siding is permissible above said full eave return to the roof line.
c.) Rear facing exteriors shall be red brick from the ground floor to the roof line except as follows (See Attachment E-3)
i.) Lot 19 shall be red brick from the ground floor to the first floor. White composite siding is permitted from the first floor to the roof line
II) Lots 30, 31, and 32 shall be red brick from the ground floor to the second floor White composite siding is permitted from the second floor to the roof line

III) The exteriors of all detached residences for Lots 61 through 65 shall be red brick from ground to the roof line The Cottage as indicated on Attachment "C", Zone B shall be white painted brick

IV.) Sunrooms, Bay or Box windows, Front Entryways and Dormers are permissible non-brick features and may consist of red brick and/or white composite siding or the combination thereof. Front Entryways are defined as that portion of the building within the covered porch area facing the street (See Attachments E-1, E-2, and E-3)

V.) The exterior of the Manor House and Cottage (See Attachment "C") shall be white painted brick

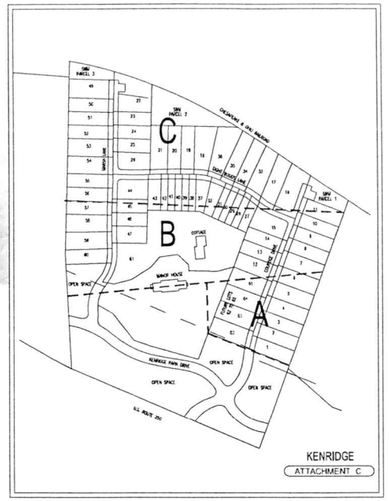
VI) Exterior materials for all buildings within Zone A, (See Attachment "C") shall be reviewed and approved by the Architectural Review Board and by the Director of Planning or their designee before the issuance of a building permit.

Condition #9 of SP 20090006:

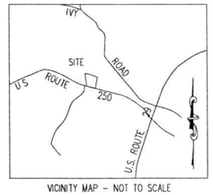
9. Except for those attached single family buildings located in Zone (A) the exteriors of blocks of attached single family buildings shall be either red brick, or white painted brick, with gable roofs The exteriors of attached single family buildings in Zone (A) shall be red brick with gable roofs The features in Zone (A) shall be reviewed and approved by the ARB during its review of the site plan for these buildings. The exteriors of detached residences shall be either red brick or painted white brick. These materials shall be reviewed and approved by the Design Planner before the issuance of a building permit for the buildings (See Attachment C);
10. Exterior roof surfaces shall be constructed of either copper or synthetic slate;
11. The new villa and town home units shall include garden improvements generally as depicted on the Front Garden Diagram, dated August 24, 2005, by Charles J Stick, Landscape Architect.





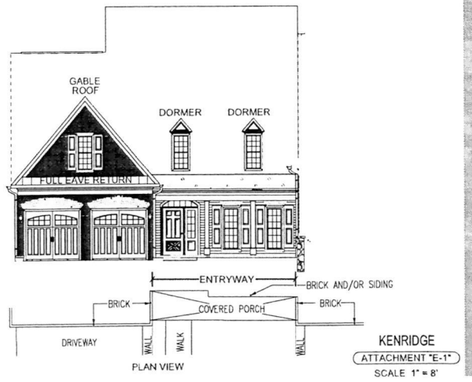


Community Development Department
File# SP 201200013
Approved by the Board of Supervisors
Date 3/4/2013
Brent W. Nelson
Signature - Planner



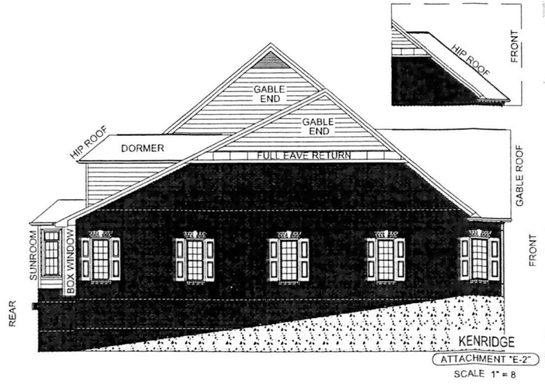
VICINITY MAP - NOT TO SCALE

FRONT ELEVATION



KENRIDGE
ATTACHMENT "E-1"
SCALE 1" = 8'

SIDE ELEVATION



KENRIDGE
ATTACHMENT "E-2"
SCALE 1" = 8

REAR ELEVATION



KENRIDGE
ATTACHMENT "E-3"
SCALE 1" = 8'

KENRIDGE

AMENDMENT TO SP 20090006

CONDITION #9

KIRK HUGHES AND ASSOCIATES
LAND SURVEYORS AND PLANNERS
220 EAST HIGH STREET
CHARLOTTESVILLE, VA. 22902
(434) 296-6942

AUGUST 30, 2012
SEPTEMBER 27, 2012 (REVISED)
OCTOBER 19, 2012 (REVISED)

SUP 201200013